



# 2006 (7<sup>th</sup>) Salmon Application Forms

## **ACQUISITION PROJECTS**

18c

**JUNE 19, 2006  
ONLY**

**FOR USE IN THE 2006 GRANT CYCLE**

## Application Authorization Memorandum

Each organization submitting a project must complete this form.

**TO:** Salmon Recovery Funding Board (SRFB)  
PO Box 40917  
Olympia, Washington 98504-0917

**THROUGH:** Hood Canal Coordinating Council  
*(lead entity name)*

**FROM:** Ryan Dicks, Cascade Land Conservancy  
*(applicant name)*

Through the lead entity identified above, the SRFB is hereby requested to consider this application for financial assistance for the Salmon Recovery project(s) described below and to grant funding from such State and Federal sources as may be available. This application is prepared with knowledge of and in compliance with SRFB's policies and procedures. Further, we agree to cooperate with the SRFB by furnishing such additional information as may be necessary to execute a SRFB Project Agreement and to adhere to all appropriate state and federal statutes governing grant monies under the Project Agreement. We are aware that the grant, if approved, is paid on a reimbursement basis. We agree that all application materials, including photos, slides, site drawings, maps, etc., become the property of IAC/SRFB and may be used by IAC/SRFB for education, information, or other non-commercial purposes in publications, presentations or on the IAC/SRFB web site.

**Project Name(s):** Richert Ranch Acquisition Phase II

(Attach list

if necessary)

I/we certify that to the best of our knowledge, the data in this application is true and correct. In addition, I/we certify that the matching resources identified in the grant are committed to the above project. I/we acknowledge responsibility for supporting all non-cash commitments and donations should they not materialize.

**Authorized Representative:** \_\_\_\_\_  
*(signature)* *(date)*

Printed Name and Title: Ryan Dicks, Vice President of Conservation

## 1. General Application Information

(ENTER ON PRISM TAB 1)

Project Name Richert Ranch Acquisition Phase II

Project Type

☒ **Acquisition only** (fee simple, less-than-fee simple)

## 2. Applicant / Organization Information

(ENTER ON PRISM TAB 1 – SEARCH FOR ORGANIZATION)

Organization Name Cascade Land Conservancy

Organization Type (check one)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> City/Town                | <input type="checkbox"/> County                             | <input type="checkbox"/> Conservation District |
| <input type="checkbox"/> Native American Tribe    | <input checked="" type="checkbox"/> Non-profit Organization | <input type="checkbox"/> RFEG                  |
| <input type="checkbox"/> Special Purpose District | <input type="checkbox"/> State Agency                       |  |

Organization Address

Address 615 Second Ave, Suite 625

City/Town Seattle

State, Zip WA, 98104

Telephone # (206) 292-5907 ext 110 FAX # (206) 292-4765

Internet e-mail address ryand@cascadeland.org Website URL www.cascadeland.org

## 3. Project Contact Information

Complete one for each contact.

(ENTER ON PRISM TAB 1 – SEARCH FOR PERSON)

☒ Mr. ☐ Ms. Title

First Name Ryan

Last Name Dicks

☒ Primary Contact OR ☐ Alternate Contact

Contact Mailing Address

Address 615 Second Ave, Suite 625

Work Telephone #

City/Town Seattle, WA

FAX # (206) 292 4765

State, Zip 98104

Internet e-mail address ryand@cascadeland.org

## 4. Goal and Objective

Select one goal and one objective that best fits your project and respond all to the measurements for that goal and objective.

(ENTER GOAL AND OBJECTIVE ON PRISM TAB 2; SAVE, THEN ENTER MEASUREMENT RESPONSES ON PRISM TAB 6)

Goal: The goal of the project is to protect degraded habitat from further degradation with the intent to restore the habitat.	
Objective: The objective of the project is to protect degraded salmon refugia and habitat that is part of key ecological processes.	<input checked="" type="checkbox"/>
Measurement: Length of stream bank protected through land acquisition/easement/lease. (If both sides, add lengths)	4 Miles
Measurement: Length of stream section treated. (One side only)	_____ Miles

## 5. Short Description of Project

Describe project, what will be done, and what the anticipated benefits will be in 1500 characters or less.

**NOTE:** Many audiences, including the SRFB, SRFB's Technical Review Panel, media, legislators, and the public who may inquire about your project use this description. Provide as clear, succinct and descriptive an overview of your project as possible – many will read these 1-2 paragraphs!

*The database limits this space to 1500 characters (including spaces); any excess text will be deleted.*

Project partners are requesting additional funds to secure and expand protection of critical salmon habitat near the confluence of the North and South Fork of the Skokomish River and Richert Springs. The project area is widely regarded as the most important and urgent salmon restoration project within the Hood Canal Basin. It is important for ESA-listed chinook salmon, summer chum salmon, and bull trout, as well as coho, fall chum and steelhead. Due to the failure of an agricultural dike, the North Fork is now flowing through a cattle pasture creating significant sediment, water quality, temperature and fish passage concerns. Once the parcels are purchased, restoration will occur allowing for creation of significant off-channel and floodplain habitat beneficial for all salmonid species as well as for flood retention.

Phase I secured funding for purchase of a 150 acre easement and project partners are requesting additional funds for fee simple acquisition of the project area. Phase II significantly increases the scope of the project to include potential fee simple acquisition of additional important riparian habitat along the North Fork of the Skokomish and Richert Springs. This will allow for timely restoration while eliminating incompatible land uses within the floodplain. CLC is continuing negotiations with the landowners and have explored several options concerning purchase of conservation easements and/or fee simple purchase of the project area.

## 6. Summary of Funding Request and Match Contribution

Remember to update this section whenever changes  
are made to your cost estimates.

(ENTER ON PRISM TAB 3)

### TOTAL PROJECT COST (A + B)

(Sponsor Match & SRFB Contribution)

\$305,550

### A. Sponsor Match Contribution (15% minimum is required for match)

Appropriation/Cash \$ \_\_\_\_\_

Bonds - Council \$ \_\_\_\_\_

Bonds - Voter \$ \_\_\_\_\_

Cash Donations \$ \_\_\_\_\_

Conservation Futures \$ \_\_\_\_\_

#### Donations

Donated Equipment \$ \_\_\_\_\_

Donated Labor \$ \_\_\_\_\_

Donated Land \$ \_\_\_\_\_

Donated Materials \$ \_\_\_\_\_

Donated Property Interest \$ \_\_\_\_\_

#### Force Account

Force Acct - Equipment \$ \_\_\_\_\_

Force Acct - Labor \$ \_\_\_\_\_

Force Acct - Material \$ \_\_\_\_\_

#### Grants\*

Grant - Federal \$ 115,500

Grant - Local \$ \_\_\_\_\_

Grant - Private \$ \_\_\_\_\_

Grant - State \$ \_\_\_\_\_

Grant - IAC \$ \_\_\_\_\_

Grant - Other \$ \_\_\_\_\_

### Total Sponsor Match Contribution

\$115,500

15% Minimum Match Required  
of A. TOTAL PROJECT COST

### B. SRFB Contribution (grant request)

\$190,050

\$5,000 Minimum Request

**\*Note, be sure to identify the name and type of any matching grant in the  
Application Questionnaire Section.**

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## 7. Property Acquisition Cost Estimate

ACQUISITION includes the purchase of land in fee title, or lesser interests such as conservation easements or other property rights. Conservation easements must be in perpetuity. The acquisition policy is set out in Manual #3, located on IAC Web Page <http://www.iac.wa.gov/srfb/docs.htm>. **(ENTER ON PRISM TAB 4)**

	Property	Property	Property	Total Properties
<b>Property Name</b>	<i>Richert</i>			Leave shaded
<b>Date to be Acquired</b>	<i>1/2007</i>			areas blank
<b>Acreage to be Acquired</b>	<i>150</i>			
<b>VALUE DETERMINATION TYPE (Check one for each property)</b>				
Appraised/reviewed value	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Estimate of value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Letter of opinion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>PURCHASE TYPE (Check one for each property)</b>				
Fee ownership (land/improvements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Less than fee ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>ACQUISITION COST ITEMS (Complete all that apply)</b>				
Applicable taxes				
Appraisal and review	<i>10,000</i>			
Baseline inventory	<i>3000</i>			
Closing	<i>7,000</i>			
Demolition				
Easement – access				
Easement – conservation				
Fencing				
Hazardous substances assessment	<i>2000</i>			
Improvements & structures				
Land	<i>261,500</i>			
Noxious weed control				
Recording fees				
Rights – agriculture				
Rights – development				
Rights – mineral				
Rights – other				
Rights – timber				
Rights – water				
Signing				
Survey	<i>5,500</i>			
Title reports/insurance	<i>2000</i>			
Wetland delineation				
<b>Column Sub-Total</b>	<i>291,000</i>			
<b>Admin Costs (5% of Sub-Total)</b>	<i>14,550</i>			
<b>TOTAL ACQUISITION COSTS</b>	<i>305,550</i>			

## 8a. Application Questionnaire

All applicants must answer the following questions.

(ENTER ON PRISM TAB 8)

### Cost Efficiencies

For any grants listed in the Summary of Funding Request and Match Contribution Section, are there any restrictions on the use of these grant funds? When and how long will the grant funds be available to this project?

**Cascade Land Conservancy is actively seeking matching funds from the National Fish and Wildlife Foundation General Matching Fund for acquisition of additional floodplain, side channel and mainstem of the North Fork upstream of the Phase I area. CLC is seeking additional funding from private foundations and local partners as well.**

Describe the type of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Summary of Funding Request and Match Contribution Section.

### Land Ownership

What type of landowner currently owns the property? (Federal, Local, Private, State or Tribal.)  
**Private**

What is the current land use of the site, and its history? Describe past human uses and salmon habitat functions.

**Current land uses include hay production, cattle grazing, timber logging, and undeveloped open space. Historically the area was an active part of the channel migration zone before agricultural levees were built in the mid 1900s. Salmon habitats include the full range of mainstem, off-channel, and riparian areas, from pristine to heavily degraded. The project site includes possibly the two best salmon and trout refuges in the middle watershed area, while the middle section of the project site includes heavily degraded rearing areas with significant opportunities for restoration.**

### Worksite Location Data

What are the geographic coordinates of the work site(s) (in degrees, minutes and seconds)? [If you do not have them, you may leave this question blank.]

What is the township/range/section of the work site(s)? **Sections 7 and 8, Township 21 North, Range 4 West, W.M., and Section 12, Township 21 North, Range 5 West, W.M.**

In what county(s) is the work site(s) located? In what city, if applicable? **Mason County**

In what Water Resource Inventory Area(s) (WRIA) is the work site located? (Provide WRIA name and WRIA number.) **WRIA 16, Hood Canal**

Is the work site on a stream and/or other waterbody? If yes, name the stream and/or waterbody. If the stream is a tributary of a larger stream, also name the larger stream. If you know the river mile, list it here. **Yes, Skokomish River between RM 8 and 9 (North Fork, South Fork, Main Stem) and Richert Springs.**

Is your work site(s) located within estuarine or saltwater habitat? If so, name it. How close is it to fresh water systems? Name any other estuary or habitat adjacent to this site.

Is the work site(s) located within a park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area.

### 8b. Application Questionnaire

Will the property proposed for acquisition involve future restoration? If yes, explain how and when restoration will occur.

**The proposed project is being implemented to both provide protection of existing refugia and to conduct floodplain, channel, wood, and riparian restoration and livestock exclusion. Restoration funding will be secured and implemented in 2006-07.**

### 8c. Application Questionnaire

**Non-profit organizations must answer the following questions.**

Is your organization registered as a non-profit with the Washington Secretary of State? If so, what is your Unified Business Identifier (UBI) number?

**Yes, the UBI is 601-185-304**

What date was your organization created? **1989**

How long has your organization been involved in salmon and habitat conservation?

**17 years**

## 9. Work Site Information

(ENTER ON PRISM TAB 9)

Driving Directions (provide directions that will enable staff to locate the project):

For properties on the North Fork and the North Side of the South Fork and Main Stem: Proceed North from Shelton on US 101 to Sunnyside Road, then West to the end of Sunnyside Road. For properties on the South side of the South Fork: Proceed North from Shelton on US 101 to Skokomish Valley Road, then West to the area between the Swift Creek and Lower Vance Creek Bridge.

Current Landowner(s) of the site (name and address). Remember to complete the Landowner Willingness Form.

**Skokomish Farms, Inc., c/o Richert & Associates**

**9311 SE 36<sup>th</sup> Street, Suite 110**

Mercer Island, WA 98040-3700



## 10. Permits

Check the appropriate boxes to indicate required and/or anticipated permits.  
General permit information can be obtained at the Dept. of Ecology Permit Assistance Center  
1-800-917-0043 or on their Internet site  
<http://www.ecy.wa.gov/programs/sea/pac/index.html>.

(ENTER ON PRISM TAB 10)

Permits	Comments Regarding Permit Status
<input type="checkbox"/> Aquatic Lands Use Authorization (Dept of Natural Resources)	
<input type="checkbox"/> Building Permit (City/County)	
<input type="checkbox"/> Clear & Grade Permit (City/County)	
<input type="checkbox"/> Cultural Assessment [Section 106] (CTED-OAHP)	
<input type="checkbox"/> Dredge/Fill Permit [Section 10/404 or 404] (US Army Corps of Engineers)	
<input type="checkbox"/> Endangered Species Act Compliance [ESA] (US Fish & Wildlife/NMFS)	
<input type="checkbox"/> Forest Practices Application [Forest & Fish] (Dept of Natural Resources)	
<input type="checkbox"/> Health Permit (Dept of Health/County)	
<input type="checkbox"/> Hydraulics Project Approval [HPA] (Dept of Fish & Wildlife)	
<input type="checkbox"/> NEPA (Federal Agencies)	
<input type="checkbox"/> SEPA (Local or State Agencies)	
<input type="checkbox"/> Shoreline Permit (City/County)	
<input type="checkbox"/> Water Quality Certification [Section 401] (County/Dept of Ecology)	
<input type="checkbox"/> Water Rights/Well Drilling Permit (Dept of Ecology)	
<input type="checkbox"/> Other Required Permits (identify)	
<input checked="" type="checkbox"/> None – No permits Required	

## 11. Salmonid Species Information

Identify one or more targeted Salmonid species (directly on-site, indirectly downstream or within the rearing/migration corridor) whose habitat conditions you are attempting to improve or protect. Select one Primary Species.

(ENTER ON PRISM TAB 11)

Salmonid Species	Species Targeted (select as many as apply)	Primary Species (select only one)
Bull Trout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chinook	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chum	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coho	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cutthroat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pink	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sockeye	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steelhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 12a. Habitat Factors Addressed

Identify one or more Habitat Factors being addressed by this Project and select one Primary Factor.

For definitions of Habitat Factors, see Manual 18b, Appendix B.

(ENTER ON PRISM TAB 11)

Habitat Factors	Project Addresses (select as many as apply)	Primary Factor (select only one)
1. Biological Processes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Channel Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Estuarine and Near-shore Habitat	<input type="checkbox"/>	<input type="checkbox"/>
4. Floodplain Conditions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Lake Habitat	<input type="checkbox"/>	<input type="checkbox"/>
6. Loss of Access to Spawning and Rearing Habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Riparian Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Streambed Sediment Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Water Quantity	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 12b. Species/Habitat Factors Information Sources

For Species Information provide the source and indicate if the species listed are directly on-site at some point in their life stage (i.e. SaSI, WDFW Stream Catalog, Stream Survey/Field Observation, Limiting Factors Distribution Maps).

For Habitat Factors Information list the study/report and date identifying the habitat factors for your project (i.e. SaSI, limiting factors analysis, watershed analysis, other assessments or studies).

(ENTER ON PRISM TAB 11)

Study Name	Author	Date
WDFW Salmonscape	WDFW	Current
WRIA 16 LFA	Conservation Commission	2003
Chinook Salmon Recovery Plan	Co-managers	2006
HCCC Salmon Habitat Recovery Strategy	HCCC	2006

## 13. Evaluation Proposal Acquisition Project

Applicants must respond to the following items. The local citizen and technical advisory groups will use the evaluation proposal to evaluate your project. Applicants should contact their lead entity for additional information that may be required.

*Up to eight pages may be submitted for each project evaluation proposal.*

(SUBMIT INFORMATION VIA PRISM ATTACHMENT PROCESS OR ON PAPER)

### I. BACKGROUND

Describe the fish resources, the current habitat conditions, and other current and historic factors important to understanding this project. Be specific—avoid general statements. When possible, document your sources of information by citing specific studies and reports.

The Skokomish River provides spawning and rearing habitat to many salmonid populations including ESA-listed Puget Sound chinook salmon, Hood Canal summer chum salmon, and Puget Sound bull trout, in addition to coho, sockeye, fall chum salmon, steelhead and cutthroat trout. Recovery of chinook salmon in the Skokomish River is critical to de-listing for the entire Puget Sound ESU.

The entire Skokomish River system has degraded rapidly over the past several decades, primarily due to gravel aggradation, channel confinement and associated flooding. Water quality has been degraded due to siltation in the upper reaches of the South Fork which has caused frequent flooding over developed and agricultural lands. These water quality problems also contribute to the low dissolved oxygen levels in Hood Canal, which have resulted in fish kills.

The North Fork agricultural levee (adjacent to the car body levee) recently failed sending the entire flow of the North Fork through an active cattle pasture and into Richert Springs. Purchase of the floodplain areas of this property would enable the implementation of significant restoration including removal of portions of the car body levee, planting riparian and floodplain areas, improving the new mainstem channel and creating significant off-channel habitat. CLC is continuing negotiations with the landowners and have explored several options concerning purchase of conservation easements and/or fee simple purchase of the project area.

## **II. PROBLEM STATEMENT**

State the nature, source, and extent of the problem that this project will address and help solve. Address the primary causes of the problem, not just the symptoms. When possible, document your sources of information by citing specific studies and reports.

The Skokomish River, between the North Fork and Vance Creek confluences, has aggraded to the point where flood patterns from peak flows are significantly changing during the wet months. In addition, in the summer/fall of 2003 and 2005, the South Fork went completely dry upstream of the North Fork confluence, blocking passage for migrating salmon into Vance Creek, the South Fork, and their tributaries, and threatening to block access to the North Fork (field observations by Mason Conservation District (MCD), Skokomish Tribal Fisheries, and Mason County (MC) staff).

A recent North Fork dike blowout on the Richert Ranch has developed into a complete avulsion of the North Fork through the Richert Ranch, into an area known as "Richert Springs", where it rejoins the Main Stem at a new confluence located 1.25 miles downstream of the original confluence. WDFW, MCD, and Skokomish Tribal Fisheries staff observed dense juvenile salmon presence along the entire length of this new channel. While the Richert Springs area was already identified as critical rearing habitat and refuge, the upstream 0.67 miles of the new stream channel is flowing through flooded hay fields and pastures that are still being used for cattle grazing, resulting in turbidity and nutrient inputs. The river flow is shallow and braided through this reach, and has no riparian vegetation or streambed gravels, resulting in higher stream temperatures and increased bed scour and sedimentation. This new, degraded reach is now the gateway for migrating salmon into the North Fork. Since the South Fork has frequently run dry in recent summers, this degraded reach is the only remaining fish migration route during the late summer and early fall migration and spawning seasons for the entire Skokomish watershed.

## **III. PROJECT OBJECTIVES**

List the project's objectives. Objectives are statements of specific outcomes that typically can be measured or quantified over time. Objectives are more specific than goals (visions of the desired future condition) and less specific than tasks (the specific steps that would be taken to accomplish each of the objectives). For example, the objectives of an acquisition project might be to protect a forested riparian buffer, to protect a steep slope, to protect a floodplain, to protect a channel migration zone, and to extinguish timber, development, and agricultural rights. Explain how achieving the objectives will address and help solve the problem identified in II above.

**The objectives for this project are to conserve the remaining, critical migration, spawning, and rearing habitat in this key area of the Skokomish River, and set the stage for future restoration efforts. This acquisition is part of a larger effort to restore and enhance critical salmon habitat, by improving water quality, re-establishing a functioning floodplain, channel, and off-channel corridors, and to reduce flood impacts to fish and people in this reach and downstream.**

#### **IV. PROJECT APPROACH**

- ▷ Briefly describe the geographic setting of the project (marine nearshore, estuary, main stem, tributary, etc.) and the life cycle stage(s) affected.
- ▷ Briefly describe the habitat types on site (spawning, rearing, forested riparian/floodplain, wetlands, tributary, side-channel, off-channel, uplands, etc.) and their size and quality.
- ▷ Briefly describe adjacent habitat types (upstream, downstream, across stream, upland) that are in protected status and their size and quality.
- ▷ Briefly describe the extent to which habitat to be acquired is currently fully functioning and/or needs restoration; the timeframe in which responses or improvements in habitat functioning are expected; and the continuity of the proposed acquisition with other protected or functioning habitat in the reach.
- ▷ List the individuals and methods used to identify the project and its location.
- ▷ Describe the consequences of not conducting this project at this time and describe the current level and imminence of risk to habitat. For multi-site acquisition projects, identify all the possible parcels that will provide similar benefits and certainty and provide a clear description of how parcels will be prioritized and how priority parcels will be pursued for acquisition.
- ▷ Describe the project design and how it will be implemented.
  - Explain how the project's cost estimates were determined.
  - Describe other approaches and opportunities that were considered to achieve the project's objectives.
  - List project partners. When appropriate, include a letter from each participating partner briefly outlining its role and contribution to the project. (See Section 14 for a sample format.)
  - List all landowner names. Include a signed form from each landowner acknowledging their property is proposed for SRFB funding consideration. (See Section 15 for a sample format.)
  - Describe your approach to long-term stewardship of the facility or land. Include with your application a copy of the stewardship plan. The stewardship plan should be related to the project's objectives. The stewardship plan is not included in the 8-page maximum.

**The project area lies between Skokomish River Main Stem river mile 8.2, South Fork river mile 1.0, North Fork river mile 1 and, and includes 0.67 miles of the newly-created North Fork channel. The river area includes main stem and tributary stream habitat, along with associated side channels, adjacent wetlands and riparian areas. The habitat types include spawning, rearing, wetlands, side channels, and forested riparian and floodplain areas. The condition of these areas is generally degraded (due to aggradation and riparian**

clearing) along the old and new main channels, and ranges from degraded to pristine in the wetlands and side channels.

Upstream of the project area are the Vance Creek and South Fork watersheds. Both of these are residential in use for a length of about 2 miles upstream of the project area, and the upper reaches are in long-term commercial forest and national forest areas. Both of these streams have been impacted by sediment aggradation, but are improving.

Downstream of the project area, the Skokomish Main Stem is increasingly constrained by an existing agricultural dike running along the Southern (right) bank, which progressively narrows the floodplain and riparian area against the North valley wall. While also impacted by sediment aggradation, the project area has some of the most pristine salmon rearing and side channel habitat in the entire valley, and is referred to as Richert Springs.

The Phase I project area was created by WDFW, Skokomish Tribal Fisheries, Cascade Land Conservancy, and MCD staff by numerous field observations after the failure of the North Fork dike on the Richert Ranch. The project is also endorsed by Mason County, as the resulting flood plain expansion has already significantly reduced flood severity in many areas throughout the valley.

Acquisition of the parcels will allow for planning, funding and executing critically needed restoration. The Skokomish Tribal Fisheries and Mason County are currently working with the Corps of Engineers to implement a study to determine causes and find possible solutions for the worsening fish habitat, water quality, and flooding problems. This study will then be used to develop a comprehensive restoration strategy for the lower Skokomish River.

The cost estimates for this project are based on assessed values of surrounding agricultural land. One appraisal has been completed for land adjacent to the North Fork. An appraisal for the Phase I acquisition of 150 acres is near completion. Preliminary research has indicated a value of \$1500 per acre for parcels within the floodplain of the Skokomish River. A second appraisal will be obtained to calculate the value of the entire 680-acre Richert Ranch, including Phase I and II project areas.

Phase I project partners included Cascade Land Conservancy (CLC), Mason County, Mason Conservation District and the Hood Canal Salmon Enhancement Group. All partners support CLC's continuing efforts to purchase the property and will play important roles in restoration of the property.

**Landowners:**

**Skokomish Farms, Inc., c/o Richert & Associates**

**9311 SE 36<sup>th</sup> Street, Suite 110**

**Mercer Island, WA 98040-3700**

## V. TASKS AND TIME SCHEDULE

List and describe the major tasks and time schedule you will use to complete the project.

<u>Landowner Contacts:</u>	<u>On-going</u>
<u>Phase I Appraisal Completed:</u>	<u>September 2006</u>
<u>Phase II Appraisal Completed:</u>	<u>October 2006</u>
<u>Negotiations:</u>	<u>October 2006 to March 2007</u>
<u>Complete Acquisitions:</u>	<u>July 2007</u>

## VI. CONSTRAINTS AND UNCERTAINTIES

State any known constraints or uncertainties that may hinder successful completion of the project. Identify any possible problems, delays, or unanticipated expenses associated with project implementation. Explain how you will address these constraints.

**As the appraisal is not complete, valuation of the parcels is estimated. Preliminary research has indicated a value of \$1500 per acre for parcels within the floodplain of the Skokomish River. The landowners have outlined potential plans to convert the land uses on these properties from agricultural and timber harvesting to recreational or residential use as to maximize their profits upon sale of their land.**

### 14. Project Partner Contribution Form

#### Project Partner:

Partner Address:

#### Contact Person

☐ Mr.      ☐ Ms.      Title

First Name:      Last Name:

Contact Mailing Address:

Contact E-Mail Address:

#### Description of contribution to project:

Estimated value to be contributed: \$\_\_\_\_\_

\_\_\_\_\_  
Partner's signature

\_\_\_\_\_  
Date

## 15. Landowner Willingness Form

### Landowner Information:

**Name of Landowner: George, Roger, and Gerald Reichert**

**Landowner Contact Information:**

☐ Mr.      ☐ Ms.      Title

First Name:      Last Name:

Contact Mailing Address:

**Skokomish Farms, Inc., c/o Richert & Associates**

**9311 SE 36<sup>th</sup> Street, Suite 110**

**Mercer Island, WA 98040-3700**

Contact E-Mail Address:

Property Address or Location:

**2631 Skokomish Valley Road, Shelton, WA 98584**

I certify that \_\_\_\_\_ is the legal owner of property described in this grant  
(landowner or organization)  
application to the Salmon Recovery Funding Board (SRFB). I am aware the project is being proposed on  
said property. My signature authorizes the applicant listed below to seek funding for project  
implementation, however, does not represent authorization of project implementation.

\_\_\_\_\_  
**Landowner Signature**

\_\_\_\_\_  
**Date**

### Project Applicant Information

**Project Name: Richert Farm Acquisition Phase II**

**Project Applicant Contact Information:**

☒ Mr.      ☐ Ms.      Title

First Name:      Ryan      Last Name: Dicks

Contact Mailing Address: 615 Second Ave, Suite 625  
Seattle, WA, 98104

Contact E-Mail Address: ryand@cascadeland.org

Lead Entity Organization: Hood Canal Coordinating Council